

KEY INFORMATION

Ward East Port

Proposal

Change of use from storage to 12 flats

Address

Clock Tower Warehouse
Camperdown Street
Docks

Applicant

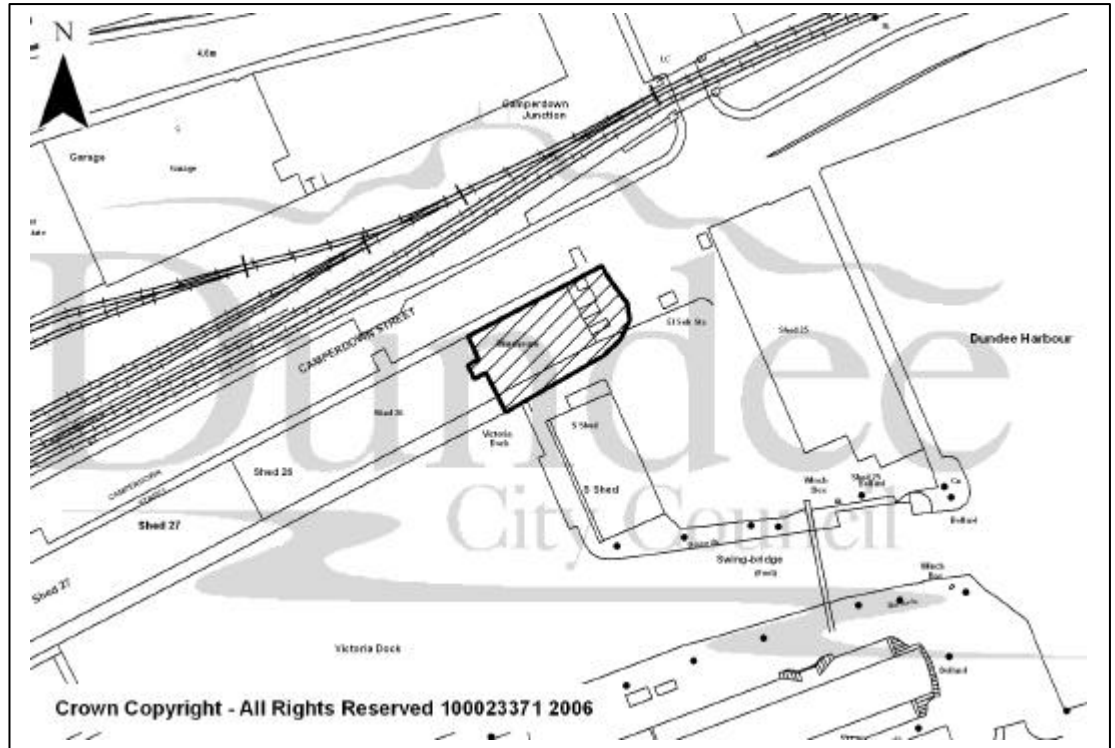
Lindores Ltd
Harbour Chambers
Dock Street
Dundee

Agent

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Camperdown Street
Dundee
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Registered 13 Oct 2006

Case Officer C Walker



Proposed Housing Use of Warehouse in City Quay

A change of use from storage to 12 flats including elevational alterations is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the policies of the adopted Local Plan and the approved Master Plan for the City Quay development. The proposed development will serve to preserve this visually important listed building and will provide a good standard of residential amenity for the future occupiers of the dwellings. The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Planning permission is sought to convert the Category A listed Clock Warehouse to 12 large loft style apartments.
- This site is allocated as a brownfield housing site under Proposal H35 of the Local Plan.
- Planning permission and listed building consent were granted in January 2005 to convert the Clock tower warehouse to 9 apartments.
- It is considered that the proposed works will serve to preserve the listed building and therefore comply with Policy 60 of the Local Plan and the statutory duty in Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- The proposed development will serve to preserve this visually important listed building and will provide a good standard of residential amenity for the future occupiers of the dwellings.

DESCRIPTION OF PROPOSAL

Planning permission is sought to convert the Category A listed Clock Warehouse to 12 large loft style apartments on the upper floors, with parking at ground floor level for up to 28 cars (14 spaces with facilities for a second car at each by means of a hydraulic lift).

It is proposed to provide 3 apartments on each of the first, second and third floor levels and 3 duplex apartments on the fourth floor and attic levels.

Internally it is proposed to remove the stair at the south east corner of the building and insert a new stair and lift at a central location on the north elevation of the building. Other than these interventions, it is intended to retain as much as the internal character of the building as possible, including the cast iron columns and brick jack arches. In order to retain as much as possible of the internal character, it is proposed to adopt a layout that allows some of the brick jack arches to be expressed within rooms, to use internal glass partitions to light spaces with limited access to windows and to provide internal services (such as lighting, fire protection etc) that have a minimal impact on the building.

External alterations to the building are proposed including the removal of a corrugated iron clad lift shaft on the east elevation and its replacement with a small extension, principally to provide west facing balconies. It is also proposed to open up new windows (principally in areas currently bricked up), and to form new windows on the west elevation and on the clock tower. Finally it is proposed to form a small dormer along the length of the north elevation and a larger dormer and 3 roof terraces on the south elevation. Finally it is proposed to restore the clock.

Finally it is proposed to form a hard landscaped courtyard area in setts between the converted Clock tower building and other buildings to the south, although the majority of these works fall outwith the site of the current application and were approved in the context of a previous application for

the redevelopment of this area (04/00646/FUL refers). These works include a pedestrian route through the site to the swing bridge to the south.

SITE DESCRIPTION

The site comprises the Category A listed Clock tower warehouse, a very imposing 5 storey and attic stone building constructed in 1877. It sits at the end of a long run of transit sheds and is a landmark feature within the City Quay site, being visible from Dock Street for a considerable distance. Its interior includes cast iron columns and brick arches. It is currently vacant but was used until recently for the storage of furniture and is in reasonable condition.



To the south is Shed S (or South Shed), a whitewashed brick building with ashlar base and eaves courses constructed in 1874. It sits on the east side of Victoria Dock. Its condition is very poor having been vacant for some time and having been affected by subsidence.



To the east is Shed 25, which sits on the west side of Camperdown Dock

and comprises 2 bays, the older eastern bay by the dock built in 1864 and the western extension built in 1880/90. These are single storey brick buildings which are in reasonable condition having been used for intermittent storage in recent times.

The railings between the Clock Tower Warehouse and Shed 25 are also category B listed.

The ground between the buildings is finished in setts whereas Camperdown Street to the north is paved in bitmac. Further to the north is the Dundee to Aberdeen railway track and then East Dock Street. To the west is the row of transit sheds on the north side of Camperdown Street, the western portion of which has been converted into the City Quay retail development.

Further to the east is Camperdown Dock (including the Sea Cadets building and the storm water storage tank) and to the south is the entrance to Victoria Dock which is crossed by a pedestrian swing bridge.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

This site is allocated as a brownfield housing site under Proposal H35. Policy 4 sets out requirements for the design of new housing. Policy 55 promotes good urban design, Policy 56 promotes public art and Policy 60 requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.

Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18 Planning and the Historic Environment sets out the framework for dealing with planning applications affecting listed buildings.

Non Statutory Statements of Council Policy

In December 2003 the Council approved an amendment to the Master Plan for the City Quay development to reflect changes which had taken place since 1998. The amended Master Plan indicates a housing development on this site similar to the current application proposals.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Planning permission and listed building consent were granted in January 2005 to convert the Clock tower warehouse and Shed 25 to apartments and to erect a new building housing development on the site of Shed S - applications 04/00646/FUL and 04/00647/LBC refer. Those consents have not been implemented.

The previously approved treatment of the Clock Towner warehouse building involved its conversion into 9 flats and was broadly similar to the current proposals. The most significant differences are the fact that the current application involves 3 additional flats and the removal of the internal stair.

There is an accompanying application for listed building consent for the development currently proposed, the Report on which is contained elsewhere in this Agenda - application 06/00969/LBC refers.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the development was advertised as affecting the listed building.

No public comment was received.

CONSULTATIONS

The Head of Environmental Health and Trading Standards has pointed out that the issues of noise and potential contamination need to be addressed but considers that they can be dealt with by planning conditions.

Historic Scotland was involved in pre application discussions and was consulted informally on the

accompanying application for listed building consent for this development (application ref no 06/00969/LBC). The initial comments received are generally supportive of the proposed development.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above. In this case the proposal is consistent with the allocation for housing under proposal H35. In terms of Policy 4, the proposal is required to meet the City Centre standards for housing. In this case the proposed development fully meets all the required standards.

Policy 55 promotes good urban design, Policy 56 promotes public art and Policy 60 requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.

These policies are to an extent interlinked and the most significant issue is whether the proposed development satisfies the requirements of Policy 60, which in turn reflects the statutory duty set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

In this case the Category A listed building is being treated in a sensitive manner. The proposed external changes are quite limited. The removal of the corrugated iron extension on the east elevation and its replacement will a much more open balcony extension will serve to enhance the character and appearance of the building. The provision of new openings in bricked up areas and limited openings on the Clock Tower is handled in a sensitive manner and will preserve the character and appearance of the building. The alterations to the roof of the building

will significantly enhanced accommodation and due to the height of the building and the significant parapet, these changes will not be visually obtrusive.

Internally the stair tower will be removed but this loss will be compensated for by the preservation of much of the internal character of the building with the brick jack arches and cast iron columns being expressed within living spaces.

It is considered that the proposed works will serve to preserve the listed building and therefore comply with Policy 60 of the Local Plan. For the same reason it is considered that the design of the development is of a very good quality and satisfies the requirements of Policy 55 of the Plan. Finally provision has been made for public art in the landscaped open space to the south of the site which forms part of a separate planning application (04/00646/FUL).

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

- a Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities, in considering applications that affect a listed building, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This matter has already been considered in the assessment of the proposed development under Policy 60 of the adopted Local Plan and it was considered that the proposal would preserve the listed building.

- b The Master Plan and Conservation Plan for City Quay

The revised Master Plan indicates a housing development in the converted Clock Tower Warehouse.

The Conservation Plan, which was drawn up for the original City Quay development in 1999,

regards the Clock Tower Warehouse as the most imposing building on the site and suggests a residential use for it.

It is considered that the proposed development complies with the requirements of both the Master Plan and the Conservation Plan.

c The views of Consultees

This listed building partner to this application (06/00969/LBC) was the subject of informal discussions with Historic Scotland prior to its submission. The conversion of the Clock Tower Warehouse is very much in line with the guidance provided in the Conservation Plan and will serve to preserve and enhance the character and appearance of the listed building.

A noise assessment was submitted with the previous application on the site which indicated that there would be no adverse impact on the proposed development from noise sources surrounding the site. The matter of potential contamination can be adequately dealt with by a planning condition.

d Other Issues

The matter of recycling has been raised with the applicants and they are agreeable to the provision of facilities for the entire City Quay development at South Victoria Dock Road. A planning condition to ensure that this is achieved is proposed.

It is concluded from the foregoing that the material considerations do not weigh against the grant of planning permission. It is therefore recommended that planning permission be granted with conditions.

Design

The treatment of the listed building is handled sensitively and any interventions are restricted to that necessary to provide an attractive level of internal accommodation.

CONCLUSION

The proposed development complies with the policies of the adopted Local Plan and the approved Master Plan for

the City Quay development. The proposed development will serve to preserve this visually important listed building and will provide a good standard of residential amenity for the future occupiers of the dwellings.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples.
- 3 Development shall not begin until a scheme to deal with waste recycling has been submitted to and approved in writing by the Council. The development shall not be brought into use until the measures have been put in place in full accordance with the approved scheme.
- 4 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with contamination to include:
 - a the nature, extent and types of contamination on the site;
 - b measures to treat/remove contamination to ensure the site is fit for the use proposed;
 - c measures to deal with contamination during construction works; and
 - d the condition of the site on completion of decontamination measures.

Before any unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

- 5 The clock mechanism within the Clock Tower Warehouse shall be

restored to working order to the satisfaction of the Council prior to the occupation of any of the dwellings within that building.

- 6 The noise mitigation measures for the Clock Tower Warehouse set out in the Noise Assessment dated 17/12/04 by New Acoustics submitted with application 04/00646/FUL shall be fully implemented prior to the occupation of any of the dwellings hereby approved.
- 7 Details of the treatment of the curtilage of the site, including the location of the listed railings and gateways, the retention and reuse of setts and the retention of railway tracks shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 8 Details of the treatment of the interior of the building including the exposure of brick jack arches and cast iron columns shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 9 Full details of the treatment of the north and south entrances to the building, including the reuse of the existing doors, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 10 Full details of all new window openings, including roof lights, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to safeguard the appearance of the statutorily

- listed building and to improve its architectural appearance.
- 3 In the interests of sustainable development.
 - 4 In order to ensure that the site is fit for the use proposed.
 - 5 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
 - 6 In the interests of residential amenity.
 - 7 In order to safeguard the setting of the statutorily listed building
 - 8 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
 - 9 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
 - 10 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.